



10

Planning Commission Staff Report

TO: PLANNING COMMISSION

FROM: AMY TEMES, SENIOR PLANNER
(480) 503-6729, AMY.TEMES@GILBERTAZ.GOV

A handwritten signature in blue ink, appearing to be "A. Temes", located to the right of the "FROM:" line.

THROUGH: CATHERINE LORBEER, AICP, PRINCIPAL PLANNER
(480) 503-6016, CATHERINE.LORBEER@GILBERTAZ.GOV

Handwritten initials in blue ink, appearing to be "C.L.", located to the right of the "THROUGH:" line.

MEETING DATE: APRIL 2, 2014

SUBJECT: S14-01 SPECTRUM AT VAL VISTA PARCEL 16, REQUEST TO APPROVE THE PRELIMINARY PLAT FOR 14 SINGLE FAMILY HOME LOTS ON APPROXIMATELY 4.5 ACRES OF REAL PROPERTY LOCATED WEST OF THE SOUTHWEST CORNER OF PALOMINO CREEK DRIVE AND SPECTRUM WAY IN THE SINGLE FAMILY – 7 (SF-7) ZONING DISTRICT.

STRATEGIC INITIATIVE: Community Livability

Allow for the development of 14 over-sized lots on an in-fill parcel within a developed single family master planned community.

RECOMMENDED MOTION

Approval of the Preliminary Plat for Spectrum at Val Vista Parcel 16, approximately 4.5 acres consisting of 14 single family lots, generally located west of the southwest corner of Palomino Creek Drive and Spectrum Way zoned Single Family – 7 (SF-7).

APPLICANT/OWNER

Company: Ryan Associates
Name: Phillip Ryan
Address: 575 W. Chandler Blvd, #229
Chandler, AZ 85224
Phone: 480-899-5813
Email: mail@ryanassociatesonline.net

Company: Desert Cross Lutheran Church
Name: Mark Sanders
Address: 8600 S. McClintock Dr.
Tempe, AZ 85284
Phone: 480-730-8600

BACKGROUND/DISCUSSION

History

Date

Action

September 28, 1999	Town Council approved Ordinance No. 1209 for the Spectrum at Val Vista PAD including Spectrum Parcel 16 zoned SF-35.
March 5, 2014	Planning Commission recommended rezoning of Parcel 16 from SF-35 to SF-7.
March 27, 2014	Town Council will hear Z14-03 rezoning Parcel 16 from SF-35 to SF-7.

Overview

Over the last fourteen years there have been 11 rezonings within the Spectrum Planned Area Development (PAD). Only the original zoning, Ordinance No. 1209, affected the subject property until 2014 when this rezoning proposed a change from Single Family – 35 (SF-35) to Single Family – 7 (SF-7). The rezoning is conventional Single Family - 7 (SF-7) zoning district and no modifications were requested. The applicant has proposed 14 over-sized lots in the preliminary plat submittal.

Preliminary Plat

The 4.5 acre parcel faces the Spectrum Park and Community Center. The parcel had been owned by a place of worship since 1999. The recent rezoning will allow for 14 single family lots, ranging in size from 8,131 square feet to 10,684 square feet. The entrance lines up with South Sailors Way which will dead-end within this subdivision as a cul-de-sac. The cul-de-sac opens onto an open space that links into the Spectrum PAD Paseo trail system. The cul-de-sac is the high point within the development and drains back along with the lot drainage to two retention basins next to Spectrum Way.

Open Space Plan

The common open space for the 4.5 acres is predominantly along the Spectrum Way frontage and the Spectrum Paseo. The project will be completing the unfinished landscape to match the existing landscape palette. The solid CMU walls will be a 6' high stucco painted UPS Frazee Brown. The wall will extend from the face of the building to the rear property line. The rear of the lots all have existing 6' high masonry block walls. Lot 1 has a 2' high solid knee wall and a 4' high view fence at the rear of the lot and along the front yard. Lot 14 has a view fence along the front yard. At the entry, the monument and walls match those within the Spectrum development with stacked stone with flagstone bands and cap.

The Open Space Plan is less than 20 acres and will be approved administratively by staff after the preliminary plat is approved.

Surrounding Land Use & Zoning Designations:

	Existing Land Use Classification	Existing Zoning
North	Public Facility Institutional and Residential > 2-3.5 DU/Acre	Public Facility Institutional
South	Residential > 2-3.5 DU/Acre and Residential > 14-25 DU/Acre	Single Family – 6 and Multi-Family / Medium
East	Residential > 5-8 DU/Acre and Residential > 14-25 DU/Acre	Single Family – Attached and Multi-Family / Medium
West	Residential > 2-3.5 DU/Acre	Single Family – 35 and Single Family - 6
Site	Residential > 2 - 3.5 DU/Acre	Single Family – 35

PUBLIC NOTIFICATION AND INPUT

A notice of public hearing was published in a newspaper of general circulation in the Town, and an official notice was posted in all the required public places within the Town.

Staff has received no comment from the public.

A neighborhood meeting was held on January 6, 2014 at the Spectrum Community Center. Approximately a dozen HOA board members, adjacent neighbors and citizens attended the meeting. All were in favor of development of the parcel with the zoning proposed.

SCHOOL DISTRICT COMMENTS

Staff has received no comment from the Gilbert School District.

PROPOSITION 207

An agreement to “Waive Claims for Diminution in Value” Pursuant to A.R.S. § 12-1134 was signed by the landowners of the subject site, in conformance with Section 5.201 of the Town of Gilbert Land Development Code. This waiver is located in the case file.

FINDINGS

Staff provides the following findings of facts, subject to the conditions of approval provided below, to substantiate approval of S14-01 Spectrum Parcel 16 Preliminary Plat:

1. The project is consistent with the Residential Design Guidelines;
2. The project conforms to the General Plan and specifically to the Land Use, Community Design, and Environmental Planning Elements;
3. The project is consistent with all applicable provisions of the Zoning Code;
4. The project is compatible with adjacent and nearby residential development; and
5. The project design provides for safe and efficient provision of public services.

STAFF RECOMMENDATION

Move to approve the findings and **S14-01**, Spectrum Parcel 16, approximately 4.5 acres consisting of 14 single family lots, generally located west of the southwest corner of Palomino Creek Drive and Spectrum Way zoned Single Family – 7 (SF-7), subject to the following conditions;

1. The Final Plat for Spectrum Parcel 16 shall be in substantial conformance with Exhibits 3 Preliminary Plat approved by the Planning Commission at the April 2, 2014 public hearing and Exhibit 4, the Open Space Plan to be approved by Staff on April 3, 2014.

Respectfully submitted,

Amy Temes
Senior Planner

Attachments:

Attachment 1: Notice of Public Hearing
Attachment 2: Aerial Photo
Attachment 3: Preliminary Plat
Attachment 4: Open Space Plan

Notice of Public Hearing

PLANNING COMMISSION DATE:

Wednesday, April 2, 2014* TIME: 6:00 PM

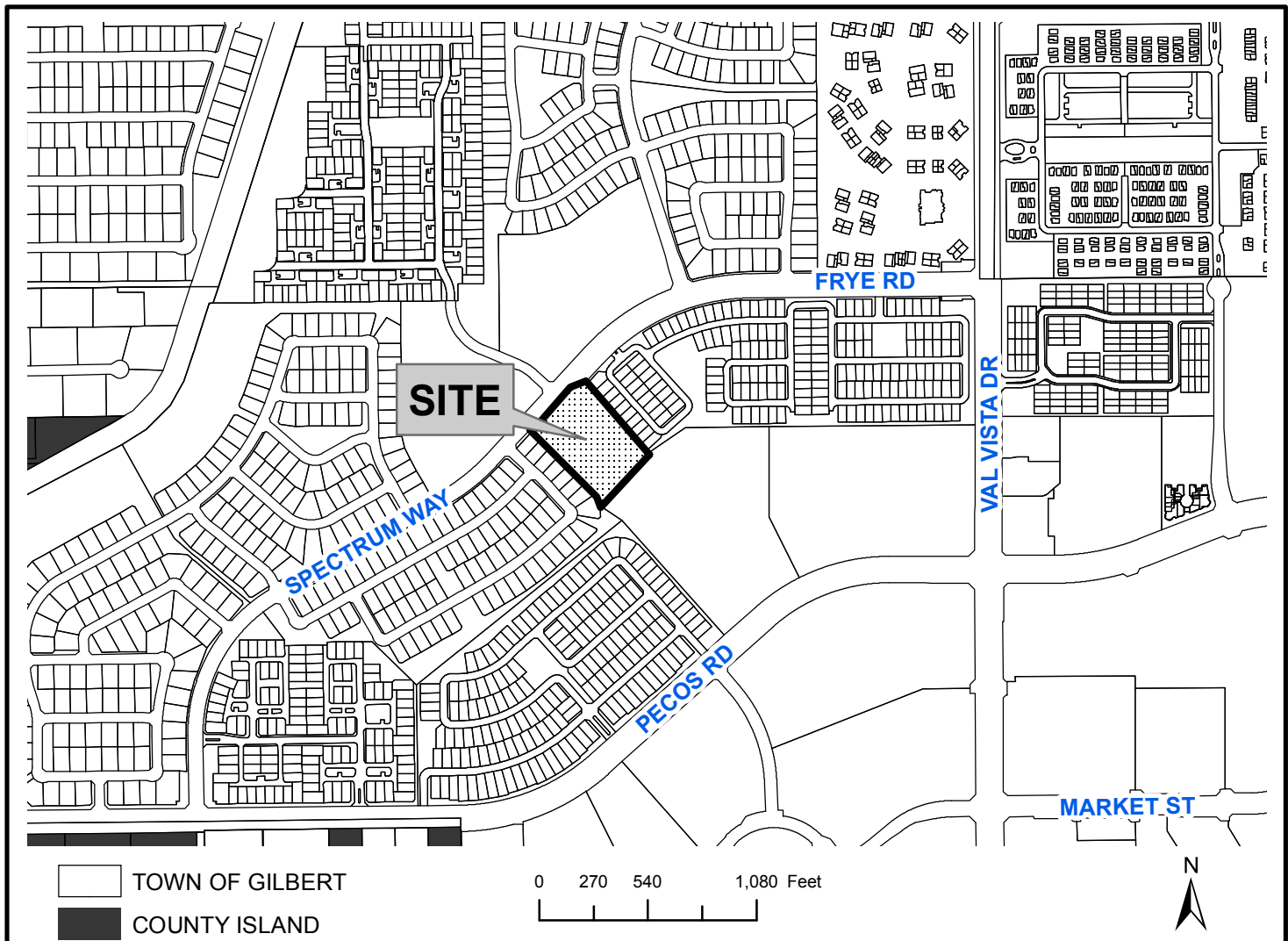
LOCATION: Gilbert Municipal Center
50 E. Civic Center Drive
Gilbert, Arizona 85296

* Call Planning Department to verify date and time: (480) 503-6700

REQUESTED ACTION:

S14-01: Request to approve a Preliminary Plat and Open Space Plan for Spectrum at Val Vista Parcel 16 for 14 home lots (Lots 1-14) on approximately 4.5 acres of real property generally located west of the southwest corner of Palomino Creek Drive and Spectrum Way in the Single Family - 7 (SF-7) zoning district.

* The application is available for public review at the Town of Gilbert Development Services division M-Th-7:00-6:00.



APPLICANT: Ryan & Associates
CONTACT: Phillip Ryan
ADDRESS: 575 W. Chandler Blvd., Suite 229
Chandler, AZ 85225

TELEPHONE: 480-899-5813
EMAIL: mail@ryanassociatesonline.net



NOTES:

1. TRACTS A, B, D ARE FOR LANDSCAPE & RETENTION, TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
2. TRACT C IS A PRIVATE STREET TO BE MAINTAINED BY THE HOMEOWNERS ASSOC.
3. IRRIGATION DITCH IN TRACT D TO BE BROKEN UP AND BURIED WITH THIS PROJECT.
4. THIS PROJECT IS NOT A GATED COMMUNITY
5. INTERNAL PRIVATE STREETS TO BE SIGNED FOR PARKING ON ONE SIDE ONLY.
6. EACH LOT WILL RETAIN THE 50-YEAR, 2-STORM ON SITE

RETENTION CALCULATION

WEIGHTED "C" FACTOR
TOTAL AREA = 180,724 S.F.
C = ROOF & CONCRETE = .95
C = ASPHALT = .90
C = GRASS = .25
C = DESERT LANDSCAPING = .70
 $C_w = (80,960 \text{ S.F.})(.95) + (18239)(.90) + (10763)(.70) + (70763)(.25)/180,724 \text{ S.F.} = .66$
RUNOFF VOLUME = $(180,724)(.66)(.25) = 29,819 \text{ C.F.}$
AVAILABLE RETENTION = $\frac{(10042 + 4823)3}{2} + \frac{(5124 + 1741)3}{2}$
 $= 32,594 \text{ C.F.}$

LEGEND

- STREET LIGHT
● PROPERTY CORNERS
○ SEWER MANHOLE
⊗ WATER VALVE
⊙ BRASS CAP
⊕ FIRE HYDRANT
■ WATER SERVICE

LOT TABLE

NAME	SQUARE FEET	ACRES
LOT 1	9922	0.2561
LOT 2	10684	0.2452
LOT 3	9933	0.2280
LOT 4	9802	0.2250
LOT 5	9807	0.2252
LOT 6	8411	0.1931
LOT 7	8964	0.2058
LOT 8	8131	0.1867
LOT 9	8707	0.1999
LOT 10	9755	0.2239
LOT 11	9764	0.2242
LOT 12	9772	0.2244
LOT 13	9266	0.2127
LOT 14	8361	0.1919

LINE DATA

NUMBER	DIRECTION	DISTANCE
L1	S 31°06'22" E	3.28'
L3	S 45°28'13" E	0.85'
L4	S 41°36'52" E	0.73'
L5	S 41°36'52" E	11.91'
L6	S 42°44'44" E	25.88'

CURVE DATA

NUMBER	DELTA ANGLE	TANGENT	RADIUS	ARC LENGTH
C1	10°37'41"	9.30	100.00	18.55
C2	10°37'41"	9.30	100.00	18.55
C3	02°18'48"	2.52	125.00	5.05
C4	08°18'53"	9.09	125.00	18.14
C5	10°37'41"	6.98	75.00	13.91
C6	06°24'51"	2.49	44.50	4.98
C7	39°16'46"	15.88	44.50	30.51
C8	41°44'35"	20.97	55.00	40.07
C9	77°09'29"	43.87	55.00	74.07
C10	49°51'06"	25.56	55.00	47.85
C11	52°47'00"	27.29	55.00	50.67
C12	32°47'17"	13.09	44.50	25.47
C13	12°54'21"	5.03	44.50	10.02
C14	05°33'12"	6.06	125.00	12.12
C15	05°04'29"	5.54	125.00	11.07
C16	03°01'07"	1.98	75.00	3.95
C17	07°36'35"	4.99	75.00	9.96
C18	49°51'06"	25.56	55.00	47.85

S14-01 Spectrum at Val Vista Parcel 16
Attachment 3 - Preliminary Plat
April 2, 2014

FRYE ROAD

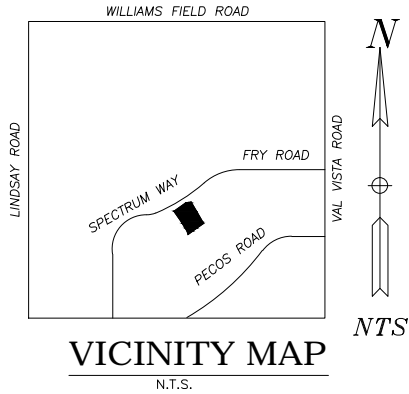
S 89°32'47" W
1176.91'
FOUND BCF
E¼ COR. SEC. 32
T1S,6E

FOUND BCHH
SE COR. SEC. 32
T1S,6E

SCALE 1" = 40'

PRELIMINARY PLAT

A PORTION OF THE SOUTHEAST OF SECTION 32,
T-1-S, R-6-E, OF THE GILA AND SALT RIVER
MERIDIAN, MARICOPA COUNTY, ARIZONA



OWNER

NIELS KREIPKE
DESERT VIKING
542 WEST CHANDLER BOULEVARD
CHANDLER, ARIZONA 85225
PHONE: (480) 659-3840
EMAIL: nkreipke@desertvikingaz.com

ENGINEER

ALLEN CONSULTING ENGINEERS, INC.
3921 E. BASELINE ROAD #002
GILBERT, ARIZONA 85234
PHONE: 480-844-1666
EMAIL: ace@allenconsultengr.com

UTILITIES

WATER TOWN OF GILBERT
SEWER TOWN OF GILBERT
GAS SOUTHWEST GAS
ELECTRIC SALT RIVER PROJECT
TELEPHONE QWEST
REFUSE TOWN OF GILBERT
FIRE TOWN OF GILBERT
POLICE TOWN OF GILBERT
CABLE TV COX CABLE

SITE DATA

APN #304-45-037A
EXISTING ZONING: SF-35
PROPOSED ZONING: SF-7
NET AREA = 180,724 S.F.
= 4.1488 AC.
GROSS AREA = 196,967 S.F.
= 4.5217 AC.
GENERAL PLAN CLASSIFICATION: RESIDENTIAL>1-2 DU/AC NUMBER OF LOTS = 14
SETBACKS: FRONT = 20'
REAR = 20',
SIDES = 5' & 10' (15' TOTAL)
LOT COVERAGE = 40%
MIN. LOT DIMENSIONS: WIDTH = 65'
DEPTH = 117'

TRACT TABLE

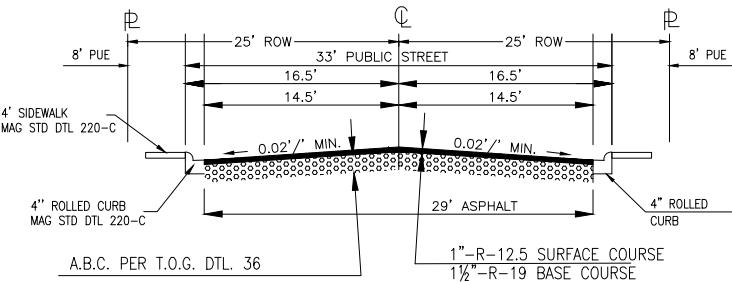
NAME	SQUARE FEET	ACRES	USE
TRACT A	13247	0.3041	LANDSCAPE, RETENTION, PUE
TRACT B	5451	0.1252	LANDSCAPE, RETENTION, PUE
TRACT C	1466	0.0337	LANDSCAPE, PUBLIC ACCESS

BENCHMARK

BRASS CAP IN HANDHOLE AT THE SOUTHEAST CORNER OF SECTION 32, TOWNSHIP 1 SOUTH, RANGE 6 EAST OF THE G&S.R.B.&M. ELEVATION= 1278.22 (NAVD88)

BASIS OF BEARINGS:

THE NORTHEASTERLY LINE OF PARCEL 16, THE SPECTRUM AT VAL VISTA, BEARS SOUTH 41°36'52" EAST ACCORDING TO BOO 573 OF MAPS, PAGE 36, RECORDS OF MARICOPA COUNTY, ARIZONA.



ALLEN CONSULTING ENGINEERS, INC.

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GILBERT, ARIZONA 85234
PHONE (480) 844-1666
E-MAIL: ace@allenconsultengr.com

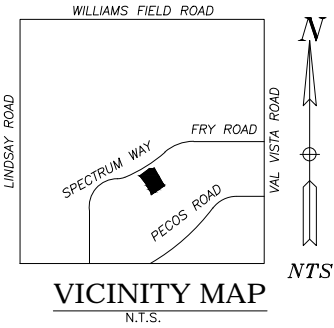
THE SPECTRUM AT VAL VISTA
PARCEL 16
GILBERT, ARIZONA
PRELIMINARY PLAT

JOB NUMBER	95069	SHEET	1	OF	1
DRAWING	PRELIM-PLAT	CHECKED BY		DATE	03-13-14
DRAFTSMAN					

THE SPECTRUM AT VAL VISTA PARCEL 16

SITE PLAN

A PORTION OF THE SOUTHEAST OF SECTION 32,
T-1-S, R-6-E, OF THE GILA AND SALT RIVER
MERIDIAN, MARICOPA COUNTY, ARIZONA

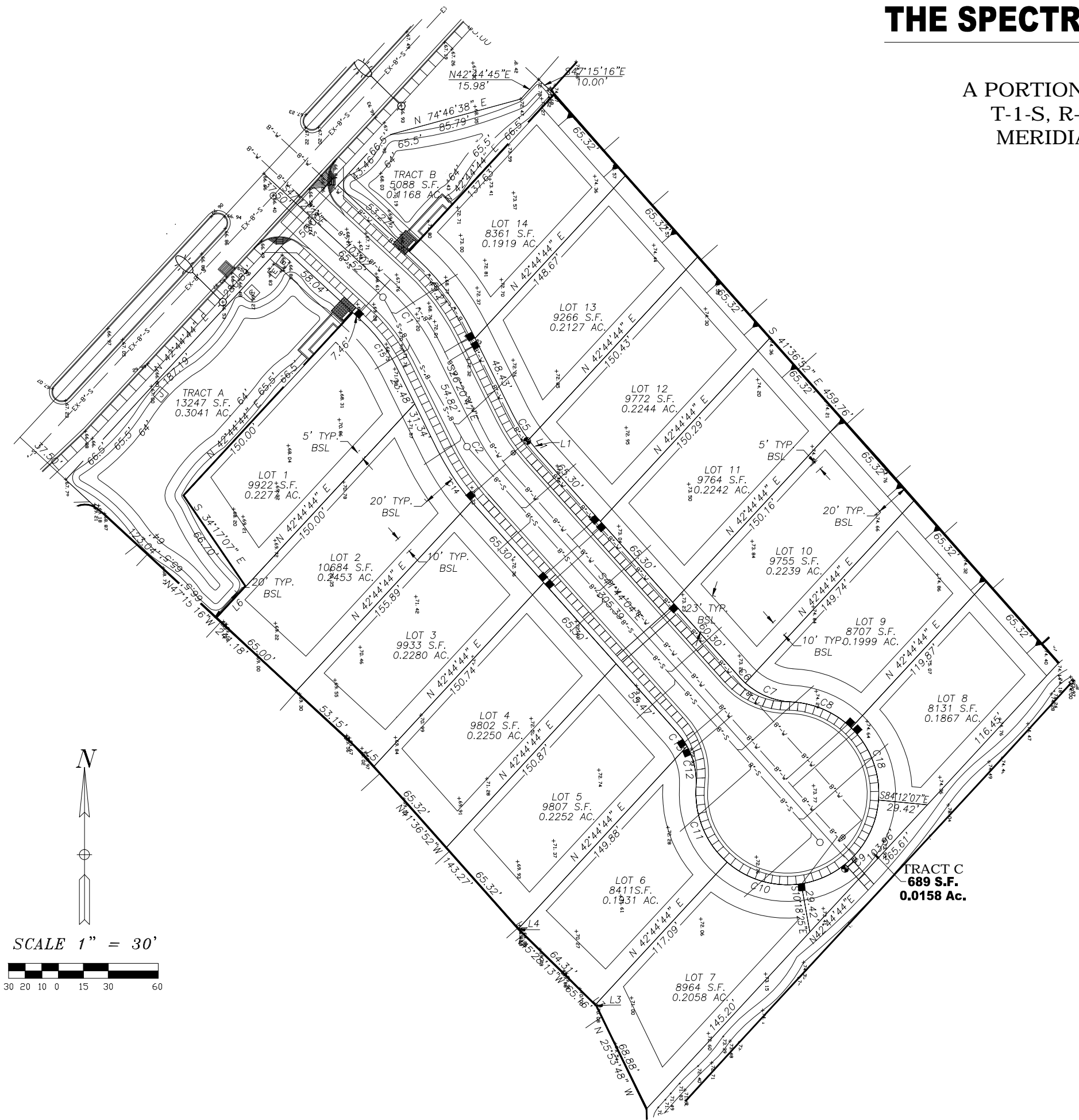


SITE DATA

APN #304-45-037A
ZONING: SF-7
AREA = 180,724 S.F.
= 4.1488 AC.

OWNER

PHIL RYAN
RYAN & ASSOCIATES
575 W. CHANDLER BLVD.
CHANDLER, ARIZONA 85225
PHONE: (480) 899-5813
EMAIL: mail@ryanassociatesonline.net



CALL TWO WORKING DAYS
BEFORE YOU DIG
263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)

DATE
1-13-14



ALLEN
CONSULTING
ENGINEERS, INC.

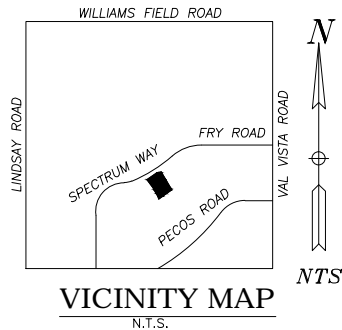
3921 E. BASELINE ROAD #002
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PHONE (480) 844-1666
E-MAIL: ace@allenconsultengr.com

THE SPECTRUM AT VAL VISTA PARCEL 16
APN# 304-45-037A
RYAN & ASSOCIATES
SITE PLAN

JOB NUMBER	95069	SHEET	1	OF	2
DRAWING	G&D	CHECKED BY		DATE	03-13-14
DRAFTSMAN					

THE SPECTRUM AT VAL VISTA PARCEL 16

A PORTION OF THE SOUTHEAST OF SECTION 32,
T-1-S, R-6-E, OF THE GILA AND SALT RIVER
MERIDIAN, MARICOPA COUNTY, ARIZONA



SITE DATA

APN #304-45-037A
ZONING: SF-7
AREA = 180,724 S.F.
= 4.1488 AC.

OWNER

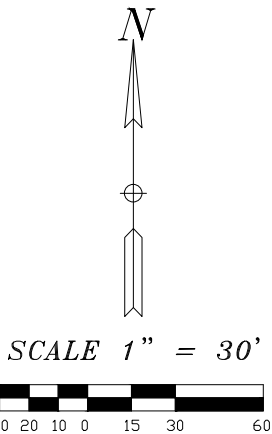
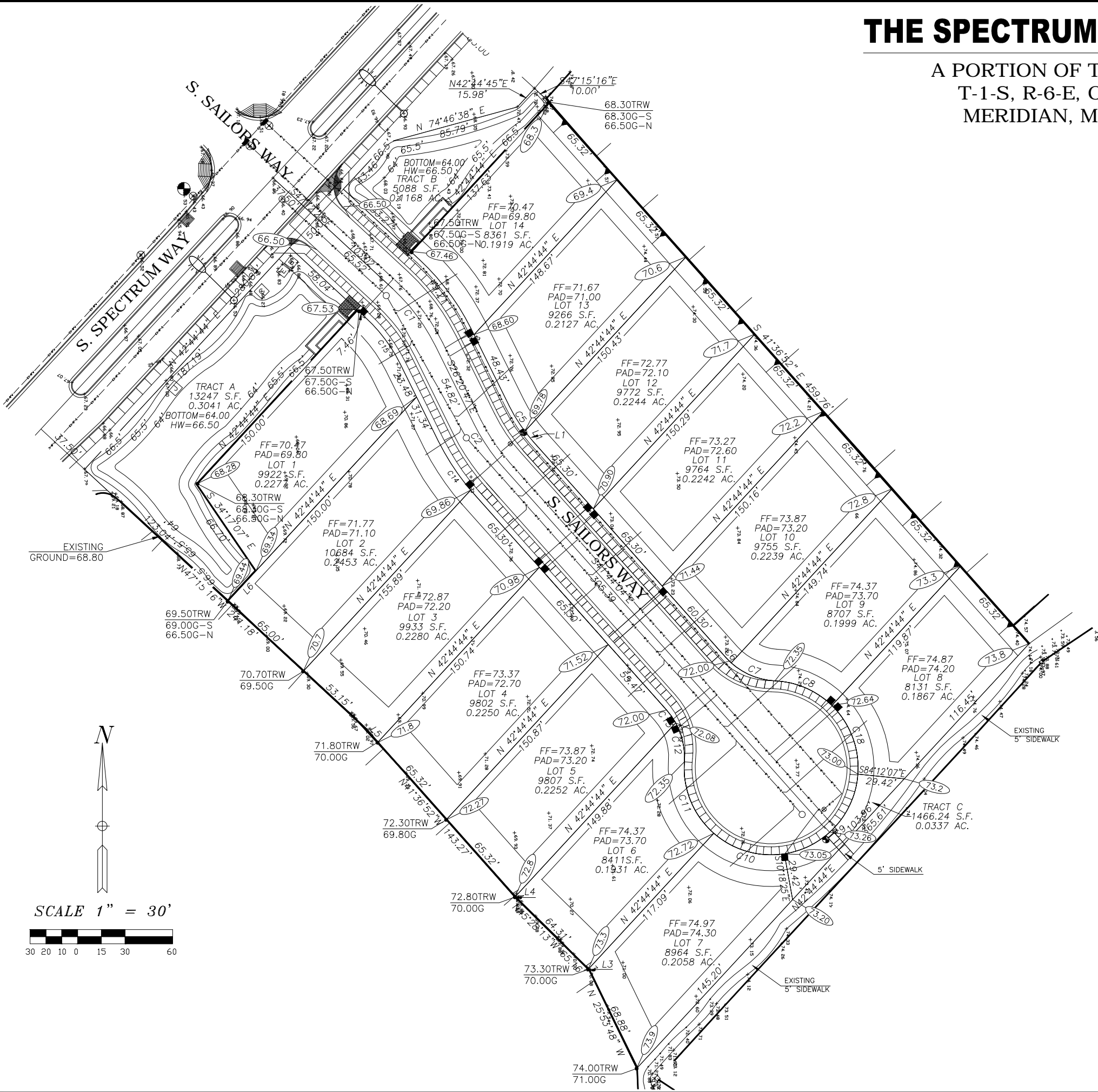
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DESERT VIKING
542 WEST CHANDLER BOULEVARD
CHANDLER, ARIZONA 85225
PHONE: (480) 659-3840
EMAIL: nkreipke@desertvikingaz.com

ARCHITECT

PHIL RYAN
RYAN & ASSOCIATES
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PHONE: (480) 899-5813
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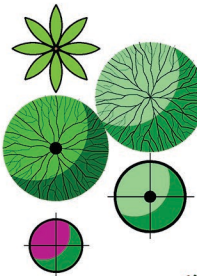
**ALLEN
CONSULTING
ENGINEERS, INC.**

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GILBERT, ARIZONA 85234
PHONE (480) 844-1666
E-MAIL: ace@allenconsultengr.com

THE SPECTRUM AT VAL VISTA PARCEL 16
APN# 304-45-037A
DESERT VIKING
GRADING AND DRAINAGE PLAN

JOB NUMBER	95069	SHEET	2	OF	2
DRAWING	G&D				
DRAFTSMAN		CHECKED BY		DATE	03-13-14

PLANT SCHEDULE:



PHOENIX DACTYLIFERA DATE PALM	25' TRUNK, MATCHING
ULMUS PARVIFOLIA EVERGREEN ELM	24" BOX MINIMUM 10' HT, 4.5" SP, 2" CAL.
QUERCUS VIRGINIANA SOUTHERN LIVE OAK	36" BOX MINIMUM 12' HT, 6" SP, 2 1/2" CAL.
CHITALPA TASHKENTENSIS CHITALPA	24" BOX MINIMUM 10' HT, 4.5" SP, 1 1/2" CAL.
SOPHORA SECUNDIFLORA TEXAS MOUNTAIN LAUREL	24" BOX TREE FORM
CAESALPINIA PULCHERRIMA RED BIRD OF PARADISE	5 GALLON FULL, PAST CAN
LEUCOPHYLLUM LANGMANIAE RIO BRAVO SAGE	5 GALLON FULL, PAST CAN
MUHLENBERGIA CAPILLARIS PINK MUHLY	5 GALLON FULL, PAST CAN

RUELLIA BRITTONIANA CALIFORNICA RUELLIA	1 GALLON FULL, PAST CAN
NERIUM OLEANDER 'D.P.' DWARF PINK OLEANDER	5 GALLON FULL, PAST CAN
CALLISTEMON VIMINALIS 'LITTLE JOHN' LITTLE JOHN BOTTLE BRUSH	5 GALLON FULL, PAST CAN
ACACIA REDOLENS DESERT CARPET	1 GALLON FULL, PAST CAN
BOUGANVILLEA 'LA JOLLA' RED BUSH BOUGANVILLEA	5 GALLON FULL, PAST CAN
LANTANA MONTEVIDENSIS 'N.G.' NEW GOLD LANTANA	1 GALLON FULL, PAST CAN
DECOMPOSED GRANITE 'MADISON GOLD'	1/2" SCREENED THRU-OUT ALL NON-LAWN PLANTING AREAS

ALL TREES SHALL COMPLY WITH THE LATEST AMENDED EDITION OF THE
'ARIZONA NURSERY ASSOCIATION - RECOMMENDED TREE SPECIFICATIONS

PLAN KEY NOTES:

- 1 CMU BENCH W/ STONE VENEER - SEE EXHIBIT 'B'
- 2 EXISTING 6' WIDE SIDEWALK
- 3 SIGHT DISTANCE LINE
- 4 BLDG. SETBACK LINE
- 5 INTEGRAL COLOR STAMPED DECORATIVE CONCRETE (RED COLOR W/ BASKETWEAVE PATTERN)
- 6 1'-4" HIGH DECORATIVE ENTRY WALL - SEE EXHIBIT 'B'
- 7 EXISTING LANDSCAPE IN MEDIAN
- 8 6' HIGH DECORATIVE WALL - SEE EXHIBIT 'B'
- 9 EXISTING ABOVE-GROUND UTILITY BOXES
- 10 2' DEEP, 1/2" SCREENED DECOMPOSED GRANITE
- 11 ANNUALS IN RAISED PLANTER
- 12 EXISTING 6' CMU WALL
- 13 MAILBOX



Overall Site Plan
SCALE 1" = 60'-0"



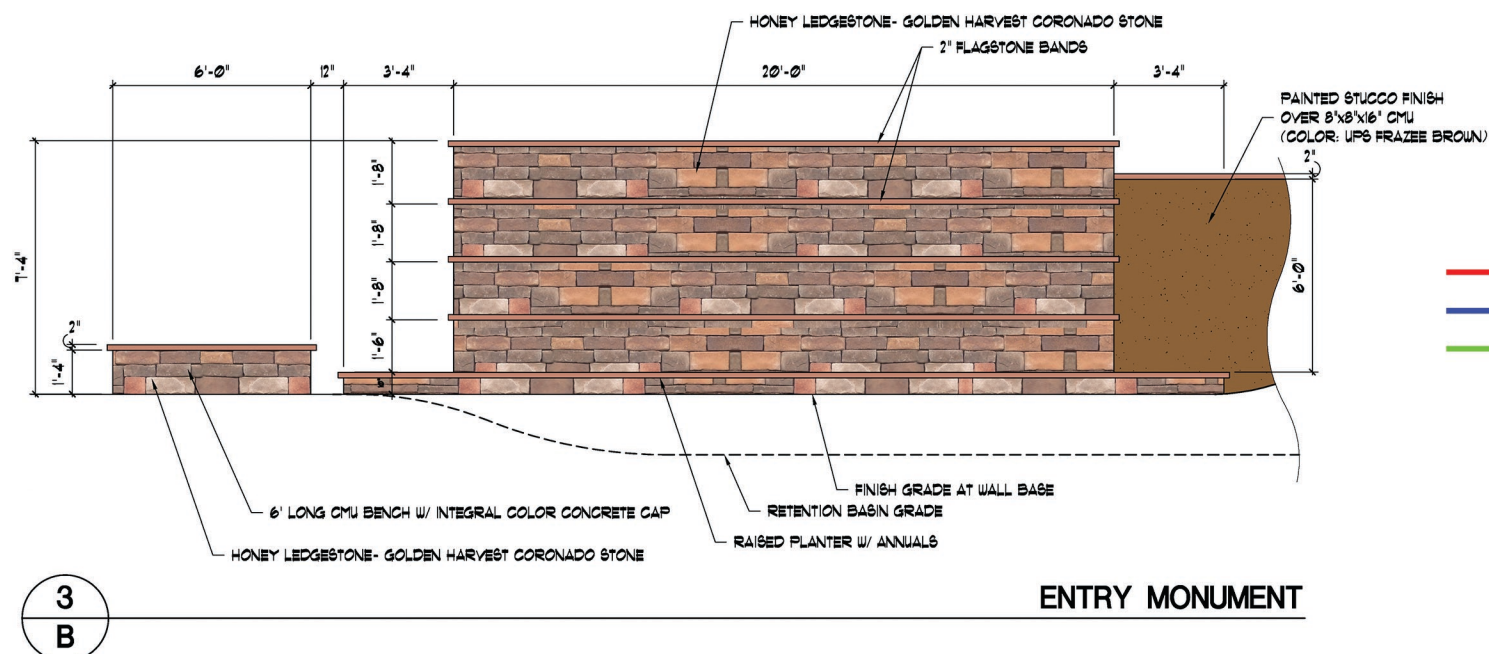
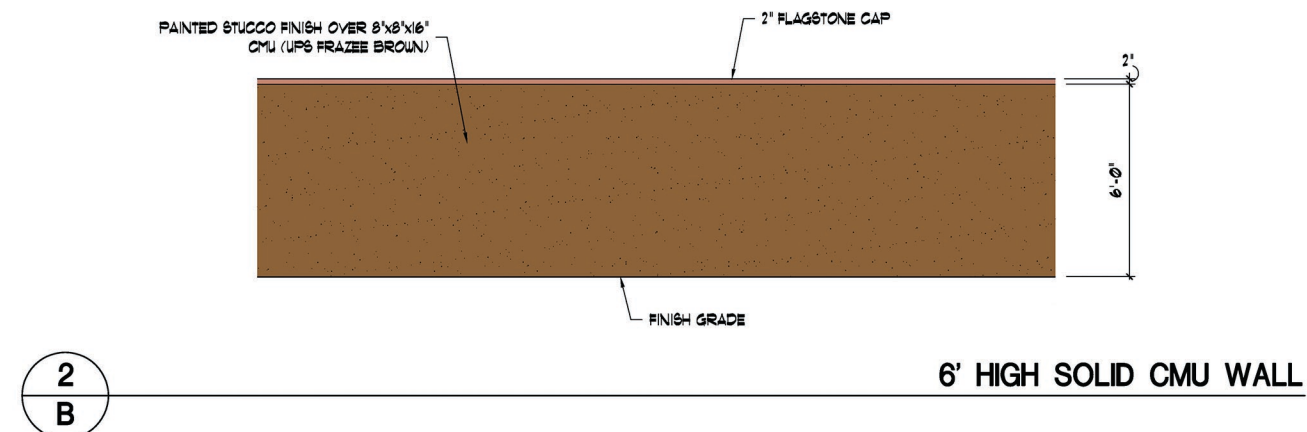
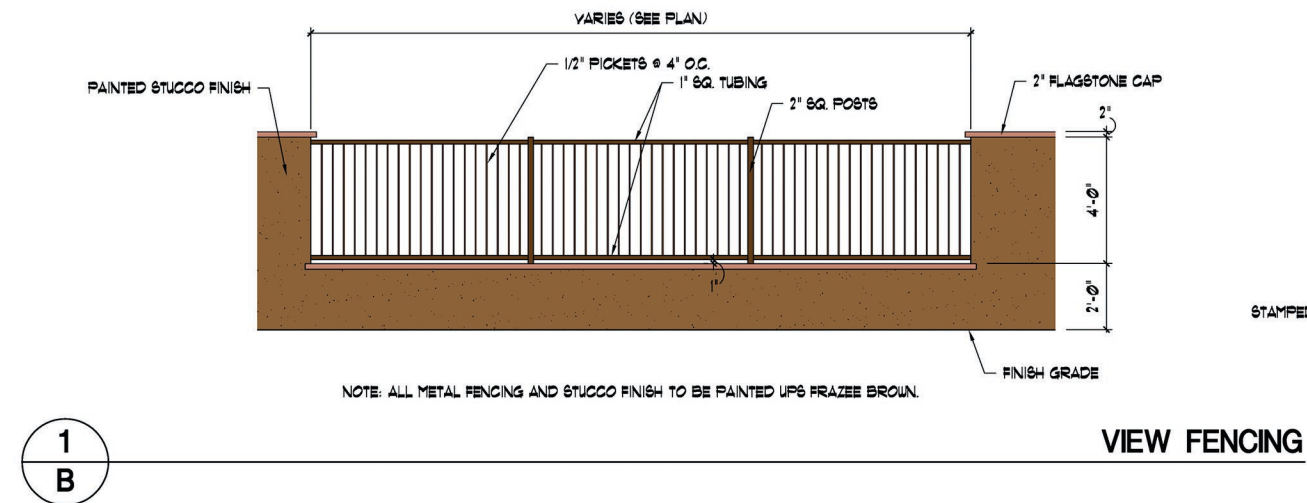
Preliminary
Landscape Plan
Scale 1:20
GRAPHIC SCALE
NORTH

phillip r. nryan
landscape architect p.c.
landscape architecture & planning

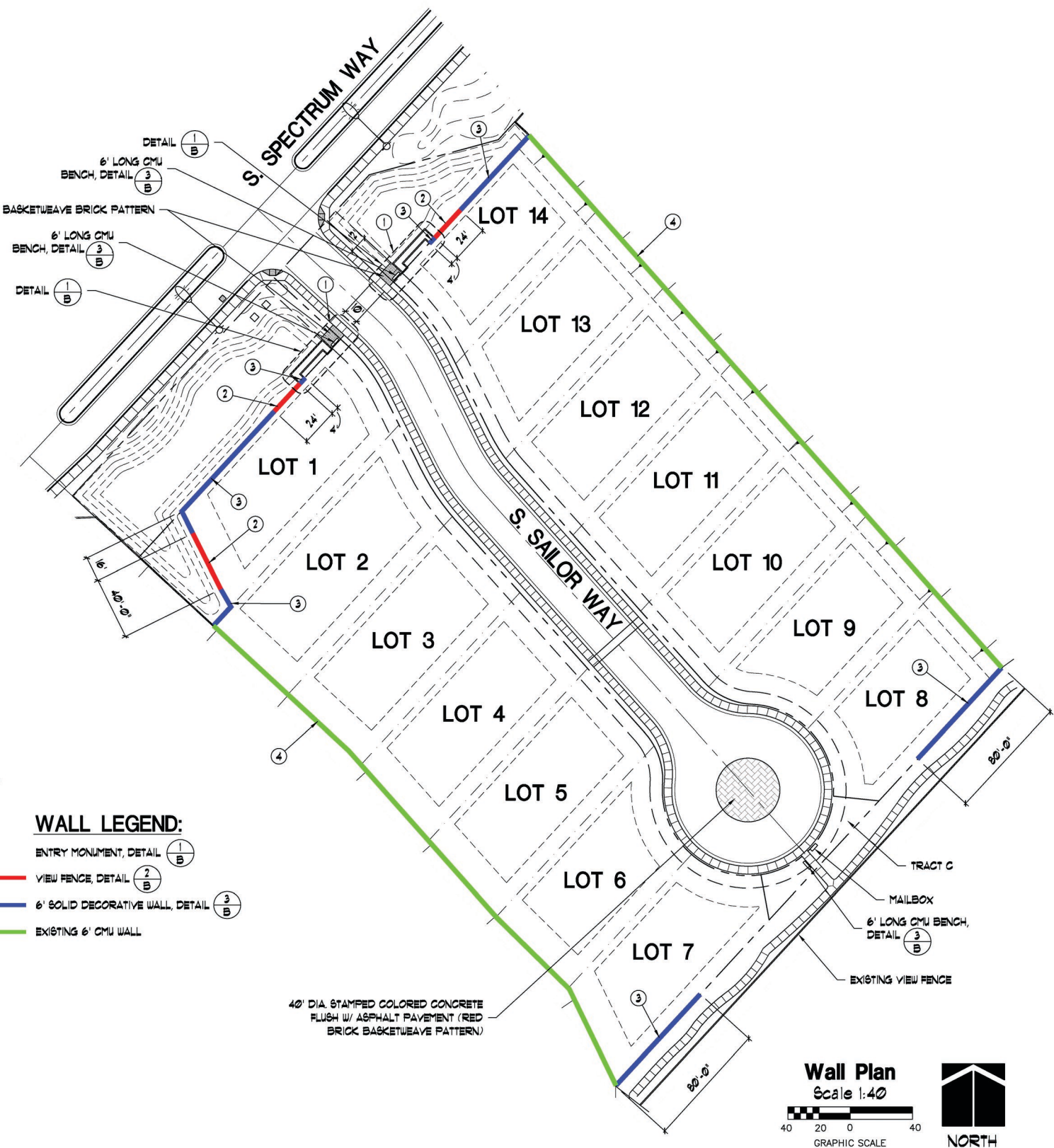
Spectrum at Val Vista Parcel 16

APN: 304-45-037A • Spectrum Planned Development • Gilbert, Arizona

Exhibit A



- WALL LEGEND:**
- ENTRY MONUMENT, DETAIL (1/B)
 - VIEW FENCE, DETAIL (2/B)
 - 6' SOLID DECORATIVE WALL, DETAIL (3/B)
 - EXISTING 6' CMU WALL

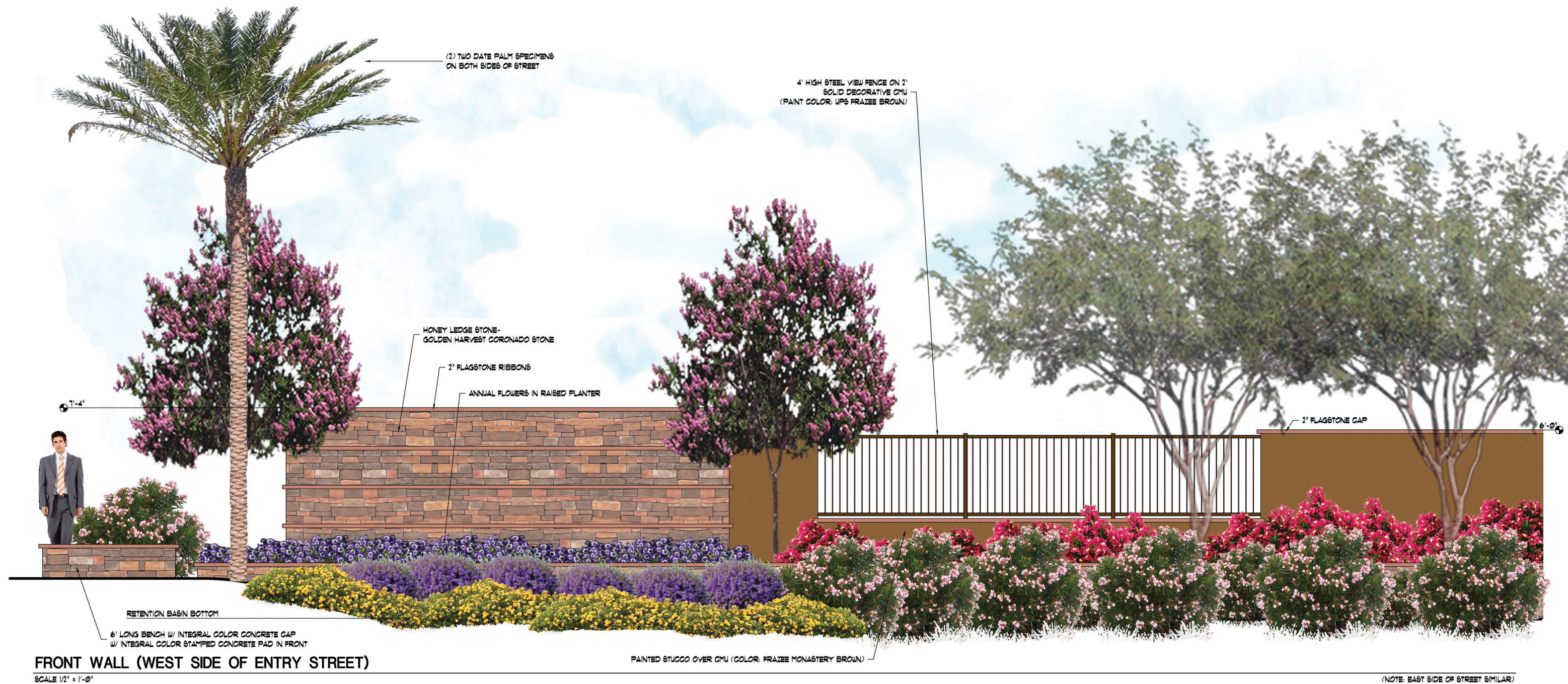


Spectrum at Val Vista Parcel 16

APN: 304-45-037A • Spectrum Planned Development • Gilbert, Arizona

phillip r. nyan
landscape architect p.c.
landscape architecture & planning

Exhibit B



Spectrum at Val Vista Parcel 16

APN: 304-45-037A • Spectrum Planned Development • Gilbert, Arizona

phillip r. ryan
landscape architect p.c.
landscape architecture & planning

Exhibit C